



## Raphael 225

from:

**\$394,826**

15m x 32m (480m<sup>2</sup>)

3 2 2

34 Sam Circuit, Miravale, Angle Vale

Energy efficient home for sustainable living

1.5kw solar system

Robes to all bedrooms

2700mm high ceilings

Designer ensuite & bathroom with mixer taps, floating vanity and porcelain tiling to nominal 2.1m high

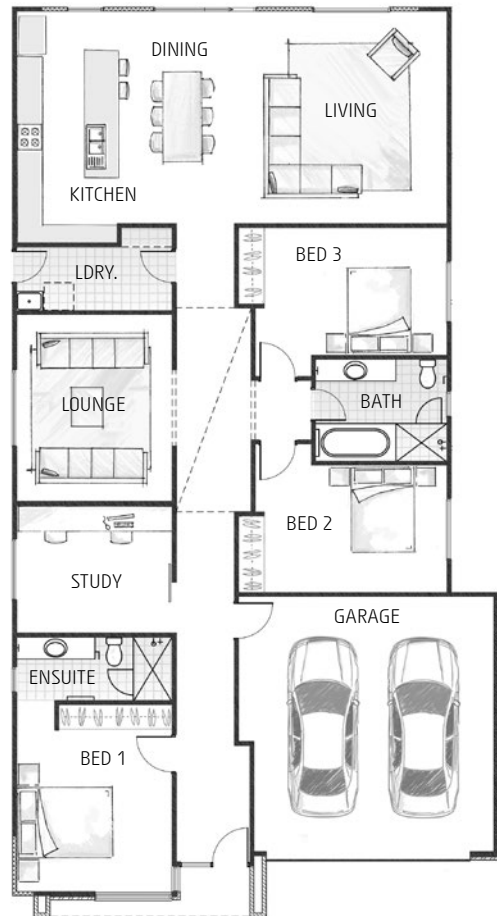
Soft close drawers

Floor coverings included

Ducted reverse cycle air conditioning throughout

Generous allowance for siteworks and footings

25-year structural guarantee



for more information please call Gallery Living consultant

**Bill Harding 0490 049 529**

bill@lshg.com.au

Land details: Luke Biggs 0452 128 952

Lanser Realty RLA 268669.



Images are shown for illustrative purposes and may not represent the final product. Price excludes air conditioning, floor coverings, window treatments, paving, retaining walls (if required), landscaping or fencing unless otherwise stated above. Final price will vary depending on selections, engineering, council requirements and adjustments to allowances. All sales and contracts are subject to final council and developer approval. The land referred to in this house and land package is not owned by Gallery Living and we make no representations about the suitability of the land to build on or otherwise. \*Visit [www.galleryliving.com.au](http://www.galleryliving.com.au) for more information. BLD175837